

HIGH STREET PROPERTY / CLASS E

41-49 Chapel Street, Southport

**Rent: On application****Ground Floor Area**

6,523 Sq ft / 606 Sq M

**TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob: 07554 402314****Email: gary@barkerproudlove.co.uk**

Location:

The property is situated in 100% prime pitch within Southport town centre opposite the train station. Neighbouring occupiers include New Look, River Island and Marks & Spencer. Other occupiers in the immediate vicinity include TK Maxx, JD, Boots and Wilko.

Date Prepared:

January 2023

Subject to Contract

Demise:

	Sq Ft	Sq M
Ground Floor	6523	606
First Floor	11012	1023.1
Second Floor	12475	1159

Rent:

Upon application.

Tenure:

The premises are available on a new full repairing and insuring lease subject to 5 yearly upward only rent reviews for a term to be agreed.

Business Rates:

The premises has a rateable value of £100,000 effective as of 1st April 2023.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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